

CITY OF PROVIDENCE

PUBLIC NOTICE

ZONING BOARD OF REVIEW

190 DYER STREET

PROVIDENCE, RHODE ISLAND 02903

MARCH 7, 2006

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor City Hall, Tuesday, March 21, 2006, at 5:00, 6:30 and 7:30 p.m., when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

5:00 P.M.

MALCOLM DANIELS: 115 Harris Avenue, Lot 26 on the Tax Assessor's Plat 26 located in a Manufacturing M-1 Zone; to be relieved from Section 703.2 pursuant to Section 200 in the proposed alteration of the second floor of this existing building that would be used for office space in conjunction with the existing nightclub on the first floor. Offices are permitted within this M-1 district; the applicant

is requesting a dimensional variance relating to the parking requirement, whereby, 5 parking spaces are required, no on-site parking is available. The lot in question contains approximately 12,628 square feet of land area.

SMITH HILL COMMUNITY DEVELOPMENT CORPORATION: 211-237 Douglas Avenue, Lots 84, 85, 86, 87 & 89 on the Tax Assessor's Plat 68 located in a Commercial C-2 Zone; to be relieved from Section 305 pursuant to Section 200. Lots 84, 85, 86 & 87 currently sit vacant of structures. Lot 89 has a building that was previously used for manufacturing and this structure would be demolished. The applicant proposes to merge all five lots into one lot where two 3-story mixed use buildings would be constructed comprising 13 residential units and 5 commercial units. The proposed uses are permitted within this C-2 district. The applicant is requesting a dimensional variance and seeks relief from regulations governing front yard setback, whereby in a commercial zone buildings must be built coincident with the front property line; the new structures would be set back from the front lot line 5 feet 8 inches. This project had previous Board approval concerning the parking requirements, whereby, 30 parking spaces are required, 20 spaces would be provided. The lots in question contain approximately 29,961 square feet of land area.

SWAP, INC.: 49 Massie Street (a/k/a 840 Broad Street), Lot 14 on the Tax Assessor's Plat 48 located in a Commercial C-2 Zone; to be

relieved from Sections 305, 425.1(A)(3), 507.2(A), 507.3(C), 507.4(G), 703.2 and 704.2 pursuant to Section 200 in the proposed construction of a 22' x 40' addition to this existing building that would be changed from a café and 2 dwelling units to 9 dwelling units only. The applicant is requesting a use variance in order to alter the first floor for dwelling units rather than the required commercial space, and a dimensional variance relating to regulations governing lot area per dwelling unit; canopy coverage (amount of trees); front yard setback; covered entry porches; the parking requirement, whereby 13 parking spaces are required, 6 spaces would be provided; and the front yard paving restriction. The lot in question contains approximately 8,242 square feet of land area.

PROVIDENCE REDEVELOPMENT AGENCY, OWNER AND ANGEL SANTANA, APPLICANT: 21 Salisbury Street, Lot 957 on the Tax Assessor's Plat 48 located in a Residential R-3 Zone. The applicant is requesting a special use permit pursuant to Section 419.6 in order to develop lot 957 for an off-street automobile parking lot that would provide 7 additional parking spaces to satisfy the parking needs of 14 Salisbury Street, plat 48, lot 280. Further, relief is being requested from Sections 425.1(A), 425.2(C) and 705.3, whereby the proposed parking lot does not meet the requirements for proper approach, turning, exiting for the automobiles, canopy coverage (amount of trees) and screening. Lot 957 contains approximately 3,000 square feet of land area.

MARIO N. FERREIRA: 202-204 Messer Street, Lot 80 on the Tax Assessor's Plat 36 located in a Residential R-3 Zone; to be relieved from Sections 303-use code 41 and 607.1. The current legal use of the above-described property is a store and three-dwelling units. The applicant proposes to change the store to an office dealing in finance, insurance and real estate services. The existing dwelling units would remain unchanged. The applicant is requesting a use variance for the office in this residential R-3 district, and a dimensional variance relating to regulations governing signs, whereby a 20 square foot sign is proposed, and signs in residential districts are restricted to a total of 6-sq. ft. The lot in question contains approximately 2,000 square feet of land area.

PROVIDENCE LIFE CENTER: 11 Turner Street (a/k/a 18 Cliff Street), Lot 606 on the Tax Assessor's Plat 65 located in a Manufacturing M-1 Zone; to be relieved from Sections 303-use code 23 and 703.2 in the proposed change in the use of this existing building from a warehouse to a church. The applicant is requesting a special use permit for the church within this industrial M-1 district, a